

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Philadelphia

State: PA

PJ's Total HOME Allocation Received: \$238,613,252

PJ's Size Grouping*: A

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	A	Overall
Program Progress:				PJs in State: 29			
% of Funds Committed	94.61 %	96.16 %	24	94.94 %	44	49	
% of Funds Disbursed	89.47 %	89.58 %	17	84.35 %	70	64	
Leveraging Ratio for Rental Activities	5.56	4.85	1	4.59	100	100	
% of Completed Rental Disbursements to All Rental Commitments***	92.51 %	93.20 %	22	81.38 %	67	44	
% of Completed CHDO Disbursements to All CHDO Reservations***	69.56 %	70.00 %	20	68.05 %	53	44	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	92.24 %	82.54 %	6	79.65 %	93	77	
% of 0-30% AMI Renters to All Renters***	45.48 %	37.52 %	9	44.76 %	53	50	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	99.79 %	98.38 %	15	94.31 %	75	62	
Overall Ranking:			In State:	11 / 29	Nationally:	75 72	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$18,238	\$19,397		\$25,245	3,287 Units	24.50 %	
Homebuyer Unit	\$14,941	\$15,437		\$14,395	4,194 Units	31.30 %	
Homeowner-Rehab Unit	\$30,439	\$15,829		\$20,186	432 Units	3.20 %	
TBRA Unit	\$5,725	\$5,779		\$3,142	5,488 Units	41.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Philadelphia PA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$120,471	\$64,472	\$32,678
State:*	\$96,557	\$35,942	\$15,897
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ:	0.0 %
National Avg:	1.1 %

R.S. Means Cost Index: 1.15

	Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:				
White:	10.4	19.0	12.0	9.9
Black/African American:	81.5	48.0	80.8	84.7
Asian:	0.7	1.6	0.0	0.1
American Indian/Alaska Native:	0.0	0.2	0.0	0.1
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.1	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0
Other Multi Racial:	0.3	0.2	0.2	0.0
Asian/Pacific Islander:	0.0	3.9	0.2	0.1

ETHNICITY:

Hispanic	6.9	27.0	6.7	5.0
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HOUSEHOLD SIZE:

1 Person:	57.9	17.1	37.0	26.3
2 Persons:	16.9	21.5	19.0	18.6
3 Persons:	12.2	29.5	18.3	21.0
4 Persons:	6.9	19.9	13.0	15.6
5 Persons:	4.2	7.8	5.3	10.0
6 Persons:	1.5	2.6	3.2	5.2
7 Persons:	0.3	1.2	1.6	2.1
8 or more Persons:	0.0	0.5	2.5	1.1

HOUSEHOLD TYPE:

Single/Non-Elderly:	27.1	24.2	24.1	34.1
Elderly:	37.8	1.8	23.1	0.3
Related/Single Parent:	29.6	42.5	27.3	59.9
Related/Two Parent:	4.3	27.1	16.9	4.2
Other:	1.3	4.4	8.6	1.6

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	18.4	0.2 [#]
HOME TBRA:	6.5	
Other:	27.5	
No Assistance:	47.6	

of Section 504 Compliant Units / Completed Units Since 2001 505

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Philadelphia State: PA Group Rank: 75
(Percentile)
State Rank: 11 / 29 PJs Overall Rank: 72
(Percentile)
Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	92.51	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	69.56	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	92.24	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	99.79	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	1.61	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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